

ORDINANCE NO. 86 0619-B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 BY DESIGNATING AND DEFINING STRATFORD PLACE AS A PLANNED UNIT DEVELOPMENT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2A of the Austin City Code of 1981 is hereby amended to designate and define the property described in File C814-85-033 as a "PUD" Planned Unit Development District, to-wit:

Being 24.549 acres of land, being a portion of the Henry P. Hill League Survey #21, Abstract #14, in Travis County, Texas: said 24.549 acres being a portion of a 577.54 acre tract out of the said Henry P. Hill League Survey #21, Abstract #14, as described in a deed from Chas. F. Dellana, et ux to S. Finley Ewing as recorded in Volume 775, Pages 51-55, Travis County Deed Records, and being composed of the following tracts: being a portion of a 22.54 acre tract out of the said 577.54 acre tract as described in a Deed from S. Finley Ewing to James H. Ewing as recorded in Volume 788, Page 264, Travis County Deed Records, and being all of a 2.906 acre tract as described in a Deed from A.B. Hatley, Trustee, to Jas. H. Ewing as recorded in volume 847, Page 296, Travis County Deed Records, said 2.906 acres being a portion of an 86 acre tract out of the said 577.54 acre tract as described in a Deed of Correction from Geo. B. Hatley Company to A.B. Hatley, Trustee, as recorded in Volume 824, Page 383, Travis County Deed Records; the aforesaid portion of the 22.54 acre tract and the said 2.906 acre tract being conveyed to the Guaranty Title and Trust Company of Corpus Christi, Texas (now Guaranty National bank and Trust of Corpus Christi) as Trustee in the will of James H. Ewing, deceased, as recorded in Volume 1999, Page 358, Travis County Deed Records, and being all of that portion of the said 22.54 acre tract described as 0.1997 of one acre in a deed from A.B. Hatley, Trustee, to Guaranty National Bank and Trust of Corpus Christi, Texas as Trustee as recorded in Volume 3195, Page 22, Travis County Deed Records: and being all of those tracts of land out of the said 86 acre tract as described in a Deed from A.B. Hatley, Trustee to Guaranty National Bank and Trust of Corpus Christi, Texas, as Trustee as recorded in Volume 3187, Page 437, Travis County, Deed Records, and being more particularly described by metes and bounds in

Exhibit "A", attached hereto and incorporated herein for all purposes,

Said property being locally known as 3008 Stratford Drive in the City of Austin, Travis County, Texas.

PART 2. That the development of the "PUD" Planned Unit Development District herein described shall be accomplished in accordance with the site plan submitted and approved by both the City Planning Commission and the City Council, which is on file in the Office of Land Development Services of the City of Austin.

PART 3. That except to the extent the site plan referred to herein is inconsistent therewith, the development and use of the property described herein shall be in accordance with the ordinance of the City of Austin governing the development and use of property zoned "SF-3" Family Residence.

PART 4. It is hereby ordered that the zoning maps accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

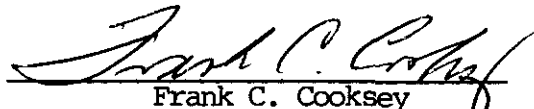
PART 5. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

June 19

, 1986

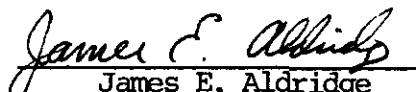
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Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf

EXHIBIT "A"

METCALFE ENGINEERING CO.

1710 EVA STREET
PHONE BR 2-2000 - BR 2-1070
AUSTIN, TEXAS 78704

FIELD NOTES OF A SURVEY OF 24.549 ACRES OF LAND, BEING A PORTION OF THE HENRY P. HILL LEAGUE SURVEY #21, ABSTRACT #1A, IN TRAVIS COUNTY, TEXAS, OF WHICH 24.119 ACRES LIES WITHIN THE BOUNDARIES OF THE CITY OF AUSTIN, TEXAS AND 0.430 OF ONE ACRE LIES OUTSIDE THE BOUNDARIES OF THE CITY OF AUSTIN, TEXAS: SAID 24.549 ACRES BEING A PORTION OF A 577.54 ACRE TRACT OUT OF THE SAID HENRY P. HILL LEAGUE SURVEY #21, ABSTRACT #1A, AS DESCRIBED IN A DEED FROM CHAS. F. DELLANA, ET UX TO S. FINLEY EWING AS RECORDED IN VOLUME 775, PAGES 51-55, TRAVIS COUNTY DEED RECORDS, AND BEING COMPOSED OF THE FOLLOWING TRACTS: BEING A PORTION OF A 22.54 ACRE TRACT OUT OF THE SAID 577.54 ACRE TRACT AS DESCRIBED IN A DEED FROM S. FINLEY EWING TO JAMES H. EWING AS RECORDED IN VOLUME 788, PAGE 264, TRAVIS COUNTY DEED RECORDS, AND BEING ALL OF A 2.906 ACRE TRACT AS DESCRIBED IN A DEED FROM A. B. HATLEY, TRUSTEE, TO JAS. H. EWING AS RECORDED IN VOLUME 847, PAGE 296, TRAVIS COUNTY DEED RECORDS, SAID 2.906 ACRES BEING A PORTION OF AN 86 ACRE TRACT OUT OF THE SAID 577.54 ACRE TRACT AS DESCRIBED IN A DEED OF CORRECTION FROM GEO. B. HATLEY COMPANY TO A. B. HATLEY, TRUSTEE, AS RECORDED IN VOLUME 824, PAGE 383, TRAVIS COUNTY DEED RECORDS: THE AFORESAID PORTION OF THE 22.54 ACRE TRACT AND THE SAID 2.906 ACRE TRACT BEING CONVEYED TO THE GUARANTY TITLE AND TRUST COMPANY OF CORPUS CHRISTI, TEXAS (NOW GUARANTY NATIONAL BANK AND TRUST OF CORPUS CHRISTI) AS TRUSTEE IN THE WILL OF JAMES H. EWING, DECEASED, AS RECORDED IN VOLUME 1999, PAGE 358, TRAVIS COUNTY DEED RECORDS, AND BEING ALL OF THAT PORTION OF THE SAID 22.54 ACRE TRACT DESCRIBED AS 0.1997 OF ONE ACRE IN A DEED FROM A. B. HATLEY, TRUSTEE, TO GUARANTY NATIONAL BANK AND TRUST OF CORPUS CHRISTI, TEXAS AS TRUSTEE AS RECORDED IN VOLUME 3195, PAGE 22, TRAVIS COUNTY DEED RECORDS: AND BEING ALL OF THOSE TRACTS OF LAND OUT OF THE SAID 86 ACRE TRACT AS DESCRIBED IN A DEED FROM A. B. HATLEY, TRUSTEE, TO GUARANTY NATIONAL BANK AND TRUST OF CORPUS CHRISTI, TEXAS, AS TRUSTEE AS RECORDED IN VOLUME 3187, PAGE 437, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR CHARLES C. TREMPERMAN BY THE METCALFE ENGINEERING COMPANY, 1710 EVA STREET, AUSTIN, TEXAS.

Beginning at a concrete monument in the west line of a 577.54 acre tract, a portion of the Henry P. Hill League Survey #21, Abstract #14, in Travis County, Texas, as described in a deed from Chas. F. Dellana, et ux to S. Finley Ewing as recorded in Volume 775, Pages 51-55, Travis County Deed Records, and being also in the east line of that portion of the said Henry P. Hill League Survey #21 described in a deed from George W. Brackenridge to the University of Texas as recorded in Volume 244, Page 77, Travis County Deed Records, as fenced and used upon the ground, for the southwest corner of a 22.54 acre tract, a portion of the said 577.54 acre tract, as described in a deed from S. Finley Ewing to James M. Ewing as recorded in Volume 788, Page 264, Travis County Deed Records, and being also the southwest corner of that portion of the said 22.54 acre tract conveyed to the Guaranty Title and Trust Company of Corpus Christi, Texas (now Guaranty National Bank and Trust of Corpus Christi) as trustee in the will of James M. Ewing, Deceased, as recorded in Volume 1999, Page 358, Travis County Deed Records, and being also the northwest corner of a 384.34 acre tract out of the said 577.54 acre tract as described in a deed of correction from S. Finley Ewing to Geo. B. Hatley Company as recorded in Volume 814, Page 125, Travis County Deed Records, and being also the northwest corner of a 23.20 acre tract described as Tract Two in a deed from Geo. B. Hatley Co., Inc. to A. D. Stenger as recorded in Volume 1264, Page 129, Travis County Deed Records, and from which beginning concrete monument a car axle at the southeast corner of the said University of Texas tract of land as fenced and used upon the ground bears S 29° 24' W 416.72 feet;

THENCE with the west line of the said 577.54 acre tract, being also the west line of the said 22.54 acre tract and the east line of the University of Texas tract as fenced and used upon the ground, courses numbered 1-3 inclusive, as follows:

- (1) N 29° 03' E 173.30 feet to a concrete monument;
- (2) N 29° 16' E 622.55 feet to a concrete monument;
- (3) N 29° 18' E at 595.06 feet passing a concrete monument (from

which concrete monument a concrete monument bears S 60° 42' E 6.36 feet) at 612.95 feet passing an iron stake near top edge of a high bluff, in all 842.70 feet to an iron stake about 3.0 feet west of the waters edge of Town Lake;

THENCE with the average meanders of the waters edge of Town Lake (Colorado River) courses numbered 4-13 inclusive, as follows:

(4) S 12° 38' E 187.90 feet to an iron stake about 3 feet from the waters edge of Town Lake;

(5) S 13° 14' E 202.29 feet to an iron stake about 3 feet from the waters edge of Town Lake;

(6) S 14° 48' E 262.37 feet to an iron stake about 3 feet from the waters edge of Town Lake;

(7) S 23° 20' E 237.80 feet to an iron stake about 4 feet from the waters edge of Town Lake;

(8) S 57° 09' E 64.38 feet to a nail in a crevice of a solid rock about 8 feet southwest of the sheer edge of said rock and waters edge of Town Lake;

(9) S 49° 49' E 74.92 feet to a nail in a crevice of solid rock about 1 foot west of the sheer edge of said rock and waters edge of Town Lake;

(10) S 12° 23' E 142.86 feet to an iron stake about 3 feet from the waters edge of Town Lake;

(11) S 14° 12' E 151.00 feet to an iron stake about 4 feet from the waters edge of Town Lake;

(12) S 25° 46' E 116.95 feet to an iron stake near the waters edge of Town Lake on the north side of a ravine;

(13) S 27° 25' E 152.00 feet to an iron stake about 3 feet west of the waters edge of Town Lake at the intersection of the easterly prolongation of the north line of Lot #5, Block "C" of Bluffington, Section Two, a subdivision of a portion of the Henry F. Hill League Survey #21, Abstract #14, in Travis County, Texas, as shown on a map or plat as recorded in Plat Book 4, Page 329, Travis County Plat Records;

(14) THENCE with the easterly prolongation of the north line and with the north line of said Lot #5, Block "C", N 89° 00' W at 46.52 feet passing a concrete monument at the northeast corner of said Lot #5, Block "C" and in the east line of the said 577.54 acre tract, being also in the east line of an 86 acre tract out of the said 577.54 acre tract as described in a deed of correction from Geo. B. Hatley Company to A. B. Hatley, Trustee, as recorded in Volume 824, Page 383, Travis County Deed Records, being also the southeast corner of that portion of the said 86 acre tract as described in a deed from A. B. Hatley, Trustee, to Guaranty National Bank and Trust of Corpus Christi, Texas, as Trustee as recorded in Volume 3187, Page 437, Travis County Deed Records, in all 228.52 feet to a concrete monument in the center of a ravine at the northwest corner of said Lot #5, Block "C", and the most northerly corner of Lot #4, Block "C", of said Bluffington, Section Two, and being also a southwest corner of the said portion of the 86 acre tract described in said Volume 3187, Page 437, Travis County Deed Records, said concrete monument being also in the east line of a 2.906 acre tract out of the said 86 acre tract as described in a deed from A. B. Hatley, Trustee, to Jas. H. Ewing as recorded in Volume 847, Page 296, Travis County Deed Records, and being also conveyed to the Guaranty Title and Trust Company of Corpus Christi, Texas (now Guaranty National Bank and Trust of Corpus Christi) as Trustee in the will of James H. Ewing, deceased, as recorded in Volume 1999, Page 358, Travis County Deed Records;

THENCE with the west and northwest line of Lot #4, Block "C", of Bluffington, Section Two and being an east and southeast line of the said 2.906 acre tract and being the center line of said ravine, courses numbered 15-17 inclusive, as follows:

- (15) S 12° 31' W 147.38 feet to a cross cut in rock;
- (16) S 33° 57' W 53.15 feet to an iron stake;
- (17) S 55° 11' W 92.80 feet to an iron stake at the most westerly corner of said Lot #4, the most northerly corner of Lot #2 and the most easterly corner of Lot #1, Block "C", of Bluffington, Section Two,

and being also a corner of the said 2.906 acre tract, and from which iron stake the northwest corner of a concrete wall of a sanitary lift station bears N 71° 59' E 12.59 feet and the southwest corner of said lift station wall bears S 25° 49' W 7.23 feet;

THENCE with the northeast and the north line of said Lot #1, Block "C", and a southwest and south line of the said 2.906 acre tract and the center line of said ravine, courses numbered 18-19 inclusive, as follows:

(18) N 58° 41' W 135.22 feet to a cross cut in solid rock;

(19) S 74° 33' W 125.90 feet to a cross cut in solid rock at the most westerly corner of said Lot #1, Block "C", and the northeast corner of a Park as shown on said map or plat of Bluffington, Section Two;

THENCE with the north line of said Park and a south line of the said 2.906 acre tract and center line of said ravine, courses numbered 20-21 inclusive, as follows:

(20) N 70° 34' W 78.36 feet to a cross cut in rock;

(21) N 68° 33' W at 104.00 feet passing a cross cut in rock at the west end of said Park and being also in the north line of Stratford Drive, in all 152.10 feet to a steel pin in the north line of Stratford Drive;

(22) THENCE with the north end of Stratford Drive, being also a south line of the said 2.906 acre tract and the center of said ravine, S 88° 16' W 69.70 feet to a steel pin in the west line of Stratford Drive and being also the most northerly corner of Lot #12, Block "A", as shown on said map or plat of Bluffington, Section Two, and being also the most easterly corner of another portion of the said 86 acre tract as described in said deed from A. B. Hatley, Trustee, to Guaranty National Bank and Trust of Corpus Christi, Texas, as Trustee as recorded in said Volume 3187, Page 437, Travis County Deed Records, and being also a corner of the said 2.906 acre tract;

(23) THENCE with the most northerly line of said Lot #12, Block "A", Bluffington, Section Two, being also a south line of the said portion of the 86 acre tract as described in said Volume 3187, Page 437, Travis County Deed Records, and the center line of said ravine, S 88° 16' W

98.50 feet to a concrete monument at the west corner of Lot #12, Block "A" of Bluffington, Section Two, and the most northerly corner of Lot #5 of Ridgewood Village, Section Five, a subdivision of a portion of the Henry P. Hill League Survey #21, Abstract #14, in Travis County, Texas, as shown on a map or plat as recorded in Plat Book 20, Page 3, Travis County Plat Records, being also a corner of the said portion of the 86 acre tract described in said Volume 3187, Page 437, Travis County Deed Records, and being also in the most northerly northeast line of the said 23.20 acre tract described as Tract Two in said deed from Geo. B. Hatley Co., Inc. to A. D. Stenger as recorded in Volume 1264, Page 129, Travis County Deed Records, said concrete monument being also in the southwest line of the said 86 acre tract and from which concrete monument a nail in a power pole bears S 37° 40' E 19.68 feet;

(24) THENCE with the southwest line of the said 86 acre tract and being also the southwest line of the said portion of the 86 acre tract described in Volume 3187, Page 437, Travis County Deed Records, and the northeast line of the said 23.20 acre tract described as Tract Two, N 42° 11' W 187.04 feet to a concrete monument at the most westerly corner of the said 86 acre tract, being also the most westerly corner of the said portion of the 86 acre tract as described in said Volume 3187, Page 437, Travis County Deed Records, and being in the south line of the said James H. Ewing 22.54 acre tract as described in Volume 788, Page 264, Travis County Deed Records, and being in the south line of a 0.1997 of one acre tract out of the said 22.54 acre tract as described in a deed from A. B. Hatley, Trustee, to Guaranty National Bank and Trust of Corpus Christi, Texas as Trustee as recorded in Volume 3195, Page 22, Travis County Deed Records;

(25) THENCE with the south line of the said 22.54 acre tract and being also the north line of the said 23.20 acre tract described as Tract Two, N 85° 48' W 237.98 feet to the place of the beginning, containing 24.549 acres of land.

Surveyed April 1967, field notes revised June 22, 1967.



Plan 7498
PB 345, p 42

METCALFE ENGINEERING COMPANY
By *Marlton O. Metcalfe*
Marlton O. Metcalfe
Registered Public Surveyor

EXHIBIT A PAGE 6

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